

**ESSEX PLAZA 1 TENANT ASSOCIATION**  
**1060 Broad Street**  
**Newark, New Jersey**  
**07102-2322**

October 10, 2000

Mr. Walter Kocher  
Multifamily Division  
New Jersey State Office  
1 Newark Center 13<sup>th</sup> Floor  
Newark, New Jersey

Dear Mr. Kocher:

I am writing because the tenants of Essex Plaza I (1060 Broad St.) have been meeting to form a tenant organization. This has been successfully done. We have an impressive membership and the Greater Newark HUD Tenants' Coalition has granted us a charter. The Essex Plaza Management Association has consistently refused to grant us use of the community room. After consultation with the Greater Newark HUD Tenants' Coalition we believe that this is a violation of "HUD **Agents** Handbook."

The management and Mr. Pagano (manager) has stated that there already exists a tenant council that he will only recognize one. Many of us have been and still are members of this council and sincerely believe that this group's only goal is to be a social club. All our attempts to discuss complaints or tenant concerns have been denied by the leadership of the existing Council.

The meetings of this council are spent planning recreational activities; this is a laudable venture, however it doesn't speak to complete the needs of the residents. The very name of his council implies that it's objective is social; Essex Plaza Swinging Seniors. We request that you inform the management that the handbook directs owners and managers to not unreasonable deny access to meeting space to residents. We believe that the Essex Plaza Swinging Seniors are not independent of the Essex Plaza Management Associates.

That our efforts to organize have been met with resistance from the manager is the "fear that we will rock the boat". The management holds the checkbook of this other group. We meet (the Essex Plaza I Tenant Association) regularly, operate democratically and are representative of all the residents in the development. We are seeking your assistance in resolving this matter.

Sincerely,

---

Mr. Stephan Botoe

cc: Michael Kane Director  
National Alliance of HUD Tenants  
Cleo Busby President of Board of  
National Alliance of HUD Tenants  
Deputy Sec. Saul Ramirez  
William Apgar  
Multifamily  
Mr. Shawn Donovan  
Multifamily  
Mr. Frank Hutchins Director  
Greater Newark HUD  
Tenants' Coalition